



VILLAGE OF SAUGERTIES
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Planning Board Meeting
September 9, 2020
Minutes

Due to the COVID19 pandemic and the Governor’s Executive Order 202 regarding open meetings, this meeting was held via Webex. The connection information was broadcast online for residents to participate.

Present: Planning Board – Mary Leahy, Marilyn Daley, Michael Karashay, Eric Johnson
Others: Eyal Saad, Ben Neidl, Jeremy Ellenbogen, Khattar Elmassalemah

Chairperson Mary Leahy opened the Planning Board Meeting at 6:30pm.

Chairperson Mary Leahy presented the minutes from the July 8, 2020 Planning Board Meeting. The approval of the minutes from July 8, 2020 Planning Board meeting is tabled until the October 14 Planning Board meeting.

The Ellenbogen Group – Lot Line Revision Application

Jeremy Ellenbogen explained that at the July meeting, the Planning Board had instructed him to submit the application to the Zoning Board of Appeals for an area variance. The application for an area variance was presented to the Zoning Board on July 28th and a Public Hearing was set for August 25th. After a Public Hearing on August 25th, the Zoning Board approved the area variance for the Ellenbogen Group. A resolution to memorialize the Zoning Board approval will be voted on at the September 29th Zoning Board Meeting.

The application for the lot line change is now back before the Planning Board for a final decision.

The Planning Board agreed that the Public Hearing held February 12 through June 10, 2020 and the Zoning Board Public Hearing on August 25 were sufficient for the project.

Michael Karashay made a motion to waive the Public Hearing for the Ellenbogen Group lot line revision. The motion to waive the Public Hearing for the Ellenbogen Group lot line revision was seconded by Marilyn Daley. The motion carried unanimously.

Ben Neidl informed the Planning Board that the SEQR short form is required and the criteria to waive a Public Hearing for a lot line adjustment needs to be reviewed before a decision can be made.

The eleven questions on the SEQR Part 2 were addressed and the response to all eleven questions was a No, or small impact. The Planning Board determined that the proposed lot line revision would not result in any significant adverse environmental impacts.

Michael Karashay made a motion to declare a negative declaration according to SEQR Part 2 for the Ellenbogen Group Lot line revision application. Marilyn Daley seconded the motion to declare a negative declaration according to SEQR Part 2 for the Ellenbogen Group Lot line revision application. The motion carried unanimously.

The Planning Board reviewed the criteria for waiving the public hearing on a lot line revision:

(1) *The area of the proposed land exchange or transfer does not exceed the minimum required lot area of the zoning district in which the affected lands are located;* **Agreed**

(2) *No additional lots will be created or made possible in the future;* **Agreed**

(3) Such exchange or transfer of lands does not preclude the proper future development, subdivision or resubdivision of the affected properties; Agreed

(4) Such exchange or transfer of lands shall not create any nonconformity with the terms and regulations of Chapter 210, Zoning, of the Code of the Village of Saugerties; and The Zoning Board granted an area variance.

(5) The subdivider has prepared and submitted for approval by the Planning Board a final plat prepared to the specifications set forth in § 168-28 of this chapter, except for plat details that are specifically waived by the Planning Board.

Michael Karashay made a motion to approve the criteria to waive the Public Hearing for the Ellenbogen Group lot line revision. The motion to approve the criteria to waive the Public Hearing for the Ellenbogen Group lot line revision was seconded by Mary Leahy. The motion carried unanimously.

Mary Leahy made a motion to approve the Ellenbogen Group lot line revision subject to the condition they achieve the formal variance approval from the Zoning Board. The motion to approve the Ellenbogen Group lot line revision subject to the condition they achieve the formal variance approval from the Zoning Board was seconded by Michael Karashay. The motion carried unanimously.

The final plat needs to be signed and recorded with Ulster County. **Eyal Saad** stated that building and demolition permits are required to be obtained before six months of the date of approval has passed. The site plan approval was complete on July 8, 2020. **Jeremy Ellenbogen** thanked the Planning Board members for their hard work on the project.

Diaz Memorial Ambulance Service – Site Plan

Khattar Elmassalmeh presented the Diaz Ambulance project. A 13x34 bay addition is planned to house an additional emergency vehicle. The addition will be identical to the three-existing bays. The roof line, shingles and brick front will be the same. The lighting will also be the same. The windows on the end of the addition will be replaced by a solid wall with siding on the exterior. **Khattar Elmassalmeh** stated that the corner of the addition is 11' off the rear setback resulting in the need for a 14' variance from the 25' requirement. The project is also before the Zoning Board for a variance and is scheduled for a Public Hearing on September 22nd. We hope to have the process for the two Boards run simultaneously to save time for construction before the winter.

A coordinated SEQR review with the Zoning Board as the lead agency. The Planning Board may have recommendations for the Zoning Board.

Khattar Elmassalmeh questioned the need to have a second Public Hearing since the Zoning Board is conducting a Public Hearing. **Ben Neidl** stated that the code requires the Planning Board to hold a Public Hearing for site plan applications, they cannot be waived.

The board members agreed that there doesn't seem to have a significant environmental impact.

Khattar Elmassalmeh stated that the current curb cut is sufficient for the additional bay, no change would be required.

Mary Leahy made a motion to set a Public Hearing for the Diaz Ambulance Service site plan on October 14th at 6:30pm. The motion to set a Public Hearing for the Diaz Ambulance Service site plan on October 14th at 6:30pm seconded by Michael Karashay. The motion carried unanimously.

The Esopus Icehouse LLC, Commercial Site Plan & Lot Line revision 30 & 32 Hill Street project is still on hold.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Michael Karashay. The motion carried. The meeting adjourned at 7:00 pm.

The next Planning Board meeting and Public Hearing is October 14, 2020 at 6:30pm.

Lisa Mayone

Filed 9/11/2020